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THE DES REPORT

Fall 2012

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Take a Virtual Tour

Take a tour of the tunnels under downtown Nashville with Eddie



GM's Corner

by Tim Hestle

The Nashville Connection

Nashville is known for being the Music City. Every June, the Country Music Association puts on the four-day CMA Music Festival. While this is always an amazing event, this past

summer Nashville became famous for something else: sports. The stars aligned for one of the most amazing summers in history for the mid-state.

First, Dario Franchitti won his third Indianapolis 500. The Scottish born racecar driver now makes his home south of Nashville in Leipers Fork, Tennessee, with his wife, actress Ashley Judd.

Another remarkable accomplishment was Brian Baker, a former Hillwood High School tennis standout. He made it to the second round of the French Open and the fourth round of the prestigious Wimbledon Tennis Tournament in London, England this summer.

Brandt Snedeker, a native Nashvillian, has several ties to the area. He attended high school at Montgomery Bell Academy, college at Vanderbilt University and grew up playing the Nashville Municipal golf courses. The outstanding professional golfer pulled off an incredible feat by winning the 2012 FedEx Cup and the \$10,000,000 prize money that comes with it. The following week, he was chosen to represent the United States as a captain's pick in the Ryder Cup golf tournament.

Finally, the Goodlettsville All-Stars, a team made up of 12-year-olds, won the Little League Baseball Southeastern Regional Championship. The team, from just north of

Wisdom, an operations manager at Metro DES.

Thermal Engineering Group Selected as Metro DES Project Contract Administrator

Metro DES is very proud to announce the selection of Thermal Engineering Group (TEG) as project contact administrator for the second straight term.

TEG performs operational and administrative oversight of Metro DES to ensure that services to Metro DES customers continue at a high level of performance and that the physical assets that make up the system are maintained at or above industry standards. TEG also provides technical support on matters relating to system growth and new customer services.

"TEG is excited about continuing our relationship with Metro DES for the next year. They do a great job of serving downtown Nashville and we are looking forward to helping them continue that service," said Harry Ragsdale, TEG's contract administrator.

Nashville, made a miraculous comeback to win the Little League National Championship after blowing a 15-5 lead in the bottom of the sixth inning. This earned them the opportunity to play in the Little League Baseball World Series. Even though they came up a little short when they played Japan in the championship game, these local kids had great success as they made it to the world stage.

I watched all of these events on television with the exception of the race which I was lucky enough to attend in person. Each of these accomplishments is exceptional on their own, but what is astonishing to me is how all these unrelated events share the same hometown connection.

Speaking of connections, the Nashville District Energy System is now connected to the Music City Center, which is the largest customer building on the system. The Music City Center began receiving chilled water in April and steam in July. These services are currently being used on a temporary basis by the Convention Center contractor for the finishing stages of construction. The building is scheduled to open in the spring of 2013 and services will be furnished on a permanent basis at that time.

Another connection we are excited about is the Nashville Hyatt Place Hotel. Construction activities began in October on the DES service connections to this building. This 13 story, all suite, 255 room hotel is expected to open in December of next year.

What do music, sports and district energy have in common? The Nashville connection.

Customer Spotlight: Music City Center

The Music City Center began as a Metro Nashville study recommending the construction of additional convention space for the city and has now become Nashville's newest landmark. The 16-acre site will contain a 1.2 million square foot building featuring 350,000 square foot exhibit hall, a 57,000 grand ballroom and 18,000 square foot junior ballroom, and about 1,800 parking spaces. It also offers 90,000 square feet of meeting room space.



It is also a Silver LEED – Leadership in Energy and Environmental Design – building with a four-acre green roof and a 360,000 gallon water retention tank for irrigation and plumbing needs.

The groundbreaking for the Music City Center was held on March 22, 2010 and it is expected to be completed in early 2013.

One of the people that has worked on the Music City Center project since its inception is Mike White, the project manager for infrastructure for the Convention Center Authority. Before working for the Convention Center Authority, Mike was a civil engineer with Gresham Smith and Partners and actually worked to design the Metro DES plant after the decision to build a more efficient energy system was decided in 2003. We recently caught up with Mr. White to get his thoughts about the Metro DES system and its partnership with the Music City Center.

Q: How long has the Music City Center been using Metro DES's services now? Why is it important to have the service while construction is still underway?

A: MCC has been using DES chilled water since 4/25/12 and steam since 7/24/12. We need it to test, balance and commission our air handling systems. We needed to cool and dehumidify the building once temperature and humidity sensitive finishes such as sheetrock, millwork, carpet, etc. were being installed.

Q: Tell us about the process of hooking up to the DES system. How long did it take from start to finish?

A: We installed approximately 6,000 feet of pipe from the corner of Almond & Molloy to 6th & Demonbreun and then into the MCC DES room. This four-pipe system consists of chilled water supply and return and steam supply and condensate return. We started the distribution system portion of the work in October, 2010 and completed the chilled water in August, 2011 and steam/condensate in July, 2012.

Q: Approximately how much chilled water and steam will the MCC use on an annual basis when it is fully operational?

A: The modeling indicates that approximately 7,000,000 ton-hours of chilled water and 52,000,000 pounds of steam will be used per year.

Q: How will having a downtown district energy system help the MCC? Do any other large convention centers that you know of use a similar system?

A: The efficiency of scale of a district system helps to control the cost of energy and maintenance. The space and capital cost of a self-generating plant is an additional cost saving. I think Portland, Minneapolis, Cleveland, Philadelphia, Indianapolis and Denver provide district energy to their convention centers. Other buildings that utilize district energy are: U.S. Capitol, Supreme Court, Empire State Building, Mayo Clinic and the Harvard School of Medicine.

Q: What kind of features does the MCC have that make it more efficient to heat and cool? I think everyone wants to know how the green roof plays into making it more efficient.

A: If the green roof wasn't there, we would have used insulation in its place like on the non-green portions of the roof, so the insulation properties of the green roof are not necessarily the reason for having it. The primary reason for the green roof is for the LEED points for which our goal is LEED Silver.

Q: Aside from a green roof, what makes the MCC unique among other convention centers?

A: The obvious architectural look of the building is certainly unique with several subtle and some not-so-subtle details that enforce the musical theme. There is no back side

of the building and no visible truck dock since all sides face major Nashville streets. The eight-acre exhibit hall has a great deal of natural light, whereas many centers have the exhibit hall buried in the ground on the lowest level. 6th Avenue runs through the building and a tunnel connects Korean Veterans Boulevard with the truck docks for the MCC as well as the docks for Bridgestone Arena.

Q: For you, what's been the most memorable moment with the construction of the MCC?

A: This has been the most exciting project I have ever worked on. The most memorable part of the work for me was when the structural steel was being erected. The MCC is structural concrete up to the exhibit hall level and structural steel above that.



Board Member Spotlight:

Tom Turner, Executive
Director of the Nashville
Downtown Partnership

The Nashville Downtown Partnership is a private sector nonprofit corporation whose core purpose is "to make Downtown Nashville the compelling urban center in the Southeast in which to live, work, play and invest." The Downtown Partnership was organized in 1994 and continues to provide services ranging from business recruitment and retention to outdoor

space creation and rejuvenation.

We managed to catch the man behind it all, Tom Turner, the President and CEO for the Nashville Downtown Partnership, and asked him a few questions about the plans for downtown Nashville and how Metro DES makes his job easier.

Q: What are the benefits of having a district energy system for the downtown area, and does it factor into attracting new businesses and tenants?

A: One major benefit is that a district energy system leads to a major reduction in the initial capital outlay by a developer or owner. Since they do not have to invest money in or dedicate valuable space to their own heating and cooling mechanisms, the building has a lower operating cost.

Another cost-saving benefit of Metro DES is that building owners and developers can buy their energy in bulk amounts of time rather than on a monthly basis. Usually energy is bought and sold on normal markets where prices fluctuate according to the rules of supply and demand. However, Metro DES allows its customers to buy a year's worth of service at a certain price, which eliminates the uncertainty found in the energy market and potentially lowers their energy cost.

These two advantages are something that we definitely make known to potential developers of the downtown area.

Q: What has been the most difficult challenge Metro DES has faced during your time on the board? What do you think is the biggest challenge that Metro DES will face in the immediate future?

A: One of the challenges I think Metro DES will always face is making sure that everything the customer doesn't see is in prime condition. Not too many people even know about its four miles of tunnels running under downtown Nashville. Making sure that everything underground is running smoothly is no small task. Not only does everything being underground make maintenance difficult but also, the delivery system is not always on property that is easily accessible. Although maintaining the level of service that our customers have become accustomed to is a continual challenge, it is also a good one to have.

Q: What new and innovative plans does the Nashville Downtown Partnership have for the development of downtown Nashville over the next few years?

The Nashville Downtown Partnership is committed to keeping downtown Nashville as clean, safe and attractive as possible in the future. Part of how we plan to accomplish this moving forward is focusing on the expansion of green spaces and flowers downtown. There is not too much greenspace in the downtown of any major city but that doesn't mean there can't be. We want the workers, visitors and residents in downtown Nashville to think it is a beautiful place to be.

We are also planning to continue our role with Metro and the development community to promote regulation that encourages development. We love seeing downtown grow and want to do everything we can to add to the downtown community.

Q: With the opening of the Music City Center approaching, what will the Downtown Partnership's role be in purposing the area for an even greater influx of visitors?

We currently have a recruiter dedicated to helping property owners find the best street/retail mix for visitors, residents and employees. We constantly focus on creating an environment that will enhance the downtown experience for everyone. If we continue to keep downtown clean, safe and attractive, Nashville's own downtown hospitality and entertainment venues will take care of the rest.

Q: What Nashville Downtown Partnership Initiative are you most proud of?

One of the things that I am most proud of that the Nashville Downtown Partnership has had a hand in is the "residential renaissance" of downtown. Ten years ago less than 1,000 people lived downtown, and now more than 6,000 Nashvillians live here.

The first step of Nashville Downtown Partnership's Downtown Living Initiative was to make developers aware that there was a demand for residences downtown. As our annual downtown home tours attracted many people interested in urban living and looking for downtown residential options, developers recognized the demand for expanding the housing inventory.

We also developed a list of buildings that had underutilized upper floors and worked with a rehabilitation committee to define the challenges and opportunities of each building for potential developers.. Through this initiative, more than 15 buildings have

been repurposed for residential development. Also, seven new residential buildings have been built downtown.

Employee Spotlight:

David Namie, Stationary Engineer



Q: What exactly do you do at Metro DES? How long have you worked there?

A: I work in the control room which includes monitoring all plant and system activities and starting and stopping equipment as needed. I have worked at Metro DES since it was constructed in 2003 and at the Nashville Thermal Transfer Corporation (NTTC) plant six years before that.

Q: What did you do before working at Metro DES? What brought you here?

A: After going to Youngstown State University for two years, I moved to Nashville and went to school to be a machinist. I then had a very good factory job but the factory moved out of state and I decided to stay in this area. I wanted to learn a new trade so I went to work at NTTC as a boiler operator trainee and learned the job from the bottom up.

Q: What is the best thing about working at Metro DES?

A: Good working relationships with co-workers is probably the best thing about working here. Everybody here is very knowledgeable, experienced and cooperative.

Q: What is the biggest improvement from the NTTC to the DES system?

A: Safety and reliability are definitely the biggest improvements. At the NTTC the age and conditions at the plant made the equipment unreliable. Here at DES, it is a clean environment with new equipment.

Q: What type of changes, if any, is adding the Music City Center to the DES network going to bring?

A: It will be a big increase in both our chill water and steam load downtown and it will affect the amount of equipment we have to use.

Q: After many long and happy years at Metro DES, where do you see yourself living, and what will you be doing when you retire?

A: I will probably always have a house here because I like and know the area. But I wouldn't mind a place on a lake somewhere north of here or maybe a condo in Florida or possibly both. I will do a little traveling and try to keep busy with hobbies.

Q: What is your favorite thing to do in Nashville?

A: Since I am at work most of the time that I'm in Nashville, my favorite thing to do is to

eat hot chicken from 400 Degrees or hot fish from Bolton's for lunch.



20th Nashville DES Invitational Golf Tournament

The Nashville District Energy
System Invitational Golf

Tournament took place on July 21, 2012 at Pine Creek Golf Course in Mt. Juliet, Tennessee. This year marked the 20th Anniversary of this event and was the 9th consecutive year it has been put on by Constellation Energy.

Participants included employees, customers, contractors, vendors, friends and family members. As usual, the golf course staff did a great job. The course was in good shape considering the recent heat wave. Two teams finished at twelve under par, with a score of 60. The winning team of Tavaris Davis, Jeff Smith, Andy Street and Mike Harrison won in a score card playoff. Tavaris Davis also won the "Longest Drive" contest and Matt Guy won the "Closest-to-the-Pin" contest. First place team members and the individual contest winners each received a trophy and a cash prize.

Customers, contractors, vendors and friends generously sponsored holes and donated gifts to be given away as prizes for the remainder of participants. A Hole-in-One contest was held on all of the par 3 holes and Constellation NewEnergy, Inc. furnished a BBQ lunch for all participants immediately following play. The event was a tremendous success and everyone that participated had a great time.

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